

2011 Island Plan: Interim Review

Reply to Minister's Response

SAMARES NURSERIES

November 2013



The owners seek the Inspector's endorsement of the Minister's proposal to re-zone Samaras Nurseries.

The Minister's response (Vo1 1) are all supportive of the rezoning and therefore no substantial comments are made in addition to the representation of September 2013.

Most of the issues raised in the public representations are appropriate to be dealt with at the development control stage and would not affect the broad principle of rezoning which the Examination in Public seeks to address. Nevertheless, I trust the following specific comments are helpful to the Inspectors:

Foul Drainage

The owners are aware of the need for the development to have connection to the foul sewer, in accordance with the Building Bye-Laws and the Transport and Technical Services Department requirements.

The Minister's site assessment makes clear the need to pump foul flows direct to the Public pumping station at Rue du Maupertuis instead of relying on the existing public sewers in Rue du Maupertuis.

Surface Water drainage/flooding

The management of surface water would need to be addressed as part of any future development and this is a normal part of the planning application process.

The States of Jersey has invested heavily in flood prevention measures in recent years (specifically in the Town of St. Helier) but private developers bear the cost of surface water drainage infrastructure on individual sites across the Island. Surface water infrastructure is designed by engineers in liaison with the States of Jersey Building Control Department and Transport & Technical Services.

The owner has already provided the Minister with a Phase 1 Geotechnical and Geo-environmental Desk Study Report (AECOM report dated November 2009) that discusses the hydrogeology and hydrology of the site and the surrounding area. This recommends *'that a floor risk assessment be undertaken for the site in accordance with planning guidance PPS25'* and this would form part of the comprehensive consideration of this issue required by the Planning Minister.

Traffic congestion & sustainable transport provision

The site is in an excellent location spatially to reduce the need to rely on the private car for transport.

Concern has been raised by local residents that there is traffic congestion and this would be exacerbated by the development of rezoning. The AECOM Transport Appraisal dated 17 December 2009 considers all aspects of traffic and highway infrastructure in respect of a potential development of 100 to 150 dwellings.

It has been concluded that there are *'no significant transport reasons why a proposed residential development of up to 150 dwellings at the Samaras Nursery site should not be included in the adopted Island Plan'*.

It is noteworthy that unlike most existing development in this part of St. Clement, the Samaras Nursery site would likely be subject to measures to improve public transport, provide sustainable transport options and highway infrastructure improvements if/where required. Therefore, overall the development has the potential to provide all residents in the area with long term highway benefits.